

LAND USE SERVICES DEPARTMENT

ADVANCE PLANNING DIVISION

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COUNTY OF SAN BERNARDINO
PUBLIC AND SUPPORT
SERVICES GROUP

JULIE RYNERSON ROCK
Director

HOUSING POLICY
DEVELOPMENT, HCD

MAR 27 2009

March 23, 2009

Governor's Office of Planning Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Dept. of Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, CA 95811-6942

Subject: 2009 San Bernardino County General Plan Annual Report

Dear Sirs:

Pursuant to California Government Code Section 65400(b)(1), the 2009 San Bernardino County General Plan Annual Report is submitted to the Governor's Office of Planning Research and to the California Department of Housing and Community Development for review. This report has been reviewed by the County Planning Commission earlier this month and has been submitted to the County Board of Supervisors. The report has also been posted to our department web page at the following address:
http://www.sbcounty.gov/landuseservices/general_plan/Annual_Reports/2009_GP_Annual_Report.pdf.

Should you have any questions concerning this matter, please write me at the address above or call Jim Squire, Deputy Director for Advance Planning at (909) 387-0236.

Sincerely,

JULIE RYNERSON ROCK, AICP, Director
San Bernardino County
Department of Land Use Services

Attachment: 2009 San Bernardino County General Plan Annual Report

JRR:js

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Assistant County Administrator
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Board of Supervisors
BRAD MITZELFELT First District NEIL DERRY Third District
PAUL BIANE Second District GARY C. OVITT Fourth District
JOSIE GONZALES Fifth District



San Bernardino County 2009 General Plan Annual Report

General Plan Effective April 12, 2007

March 2009

**Land Use Services Department
Advance Planning Division**



San Bernardino County 2009 General Plan Annual Report

General Plan Effective April 12, 2007

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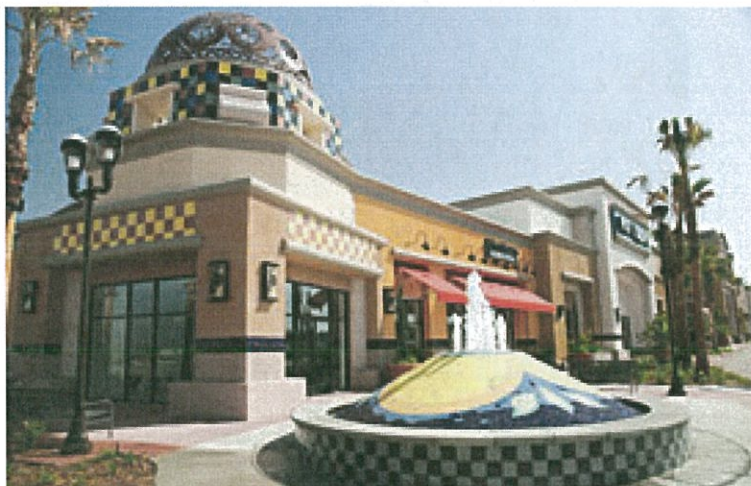
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Introduction

The San Bernardino County General Plan Update was adopted on March 13, 2007 with an effective date of April 12, 2007. This 2009 General Plan Annual Report covers the period from April 12, 2007, to December 31, 2008.

The General Plan provides a comprehensive "vision" for the future physical development of the County. However, it can only be successful if the vision is realistic and can be implemented. The County implements the General Plan through the review of privately initiated development requests, such as subdivisions, conditional use permits, building permits and the specific development standards applicable to each of these projects as required by the County Development Code. In addition, the County undertakes public development through redevelopment and construction of infrastructure. Finally, the County considers a variety of administrative and financial tools that facilitate public and private development activities.

Section 65400 of the California Government Code requires San Bernardino County to prepare an annual report on the status of the County's General Plan and progress on its implementation. This annual report was sent to the Board of Supervisors on March 23, 2009. It was sent to the Governor's Office of Planning and Research, and the State Department of Housing and Community Development as required by state law. The State's annual reporting requirements will be augmented by a more thorough internal review and evaluation process that will coincide with the timeframe established by the State. Monitoring and evaluation of implementation of the 2007 General Plan to meet County objectives will be accomplished through an integrated monitoring and reporting process that will serve as a feedback mechanism to the Board of Supervisors.

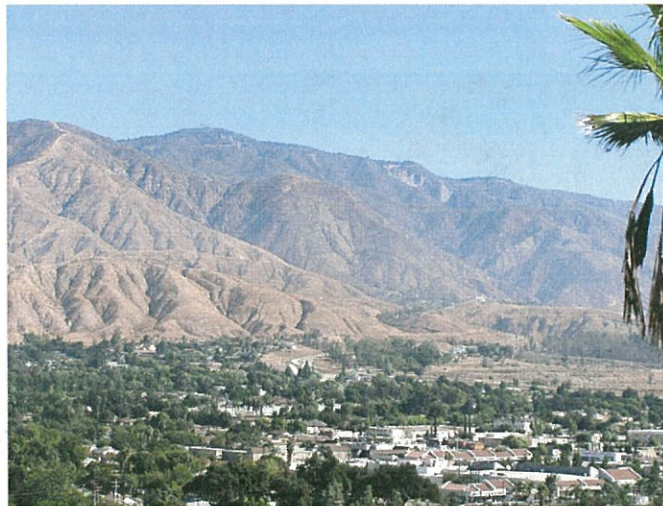


Purpose of the Annual Report

The California Supreme Court has called the general plan “the constitution for future development.” The general plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses — both public and private. California law [Government Code Section 65400(b)(1)] requires all jurisdictions to submit to their legislative bodies an annual report on the status of the general plan and progress achieved toward its implementation. The Planning Agency who is responsible for investigating and recommending reasonable and practical means for implementing the general plan, must submit the annual report to the governor’s Office of Planning Research (OPR) and the California Department of Housing and Community Development (HCD) each year. The County’s General Plan Annual Report explains how the adopted goals, policies, and programs in the General Plan are implemented in all land use decisions. It also identifies necessary “course adjustments” or modifications to the General Plan as a means to improve the County’s implementation.

The Board of Supervisors’ and Planning Commission’s Receipt of the 2009 General Plan Annual Report

The Planning Commission received the 2009 General Plan Annual Report on March 17, 2009. The Board of Supervisors received the 2009 General Plan Annual Report on March 23, 2009.



Structure of the General Plan

Every city and county in California is required by law to have a general plan for its future development. A general plan is a blueprint that guides the “physical development of the county or city, and any land outside its boundaries which bears relation to its planning” (California Government Code §65300).

As required by state law a general plan must include seven elements – Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. In addition, San Bernardino County has chosen to address Economic Development and has included it as an optional element.

The eight elements of the San Bernardino County General Plan are as follows:

1. The Land Use (LU) Element designates the general distribution and intensity of land uses within the unincorporated area of the County and includes those goals, policies and programs to ensure a compatible land use pattern.
2. The Circulation and Infrastructure (CI) Element identifies the general location and extent of proposed transportation and infrastructure facilities and utilities and includes those goals, policies and programs to ensure that adequate facilities are provided as development occurs.
3. The Housing (H) Element is a comprehensive assessment of current and future housing needs for all segments of the County population and includes those goals, policies and programs to ensure those needs are met.
4. The Conservation (CO) Element addresses the conservation, development, and use of natural resources and includes those goals, policies and programs to ensure these resources are preserved to the greatest extent possible.
5. The Open Space (OS) Element describes measures for the preservation of open space for the protection of natural resources and includes those goals, policies and programs to ensure an enhanced quality of life for the citizens of the County.
6. The Noise (N) Element identifies major noise sources and contains goals, policies and programs intended to protect the community from exposure to excessive noise levels.
7. The Safety (S) Element establishes goals, policies and programs to protect the community from risks associated with natural and man-made hazards such as geologic, flooding, and fire hazards.
8. The Economic Development (ED) Element establishes policies to encourage and guide economic development within the County.

The General Plan consists of the General Plan text, 14 Community Plans, the separately bound Housing Element, and a series of over 300 maps. These documents are described as follows:

General Plan Text: The General Plan Text contains the goals, policies and programs that will guide future development within the County. It also identifies a set of tools that will ensure the policies of the plan are carried out. It describes the planning area, provides an overview of existing conditions, summarizes the issues raised during the preparation of the General Plan, and identifies the environmental resources and constraints associated with the General Plan. The General Plan text consists of 11 chapters. Chapter I introduces the plan and its vision. Chapters II through IX present the seven required elements and one optional element of the General Plan. Chapter X presents the tools to guide development in the County by

implementing the policies of the Plan. The General Plan ends with Chapter XI, which is the glossary of terms used in the Plan.

Community Plans: The primary purpose of community plans is to guide the future use and development of land within the community plan areas in a manner that preserves the character and independent identity of the individual communities within these areas. By setting goals and policies that are distinct from those applied countywide, the community plans outline how San Bernardino County will manage and address growth while retaining the attributes that make each of the 14 community plans unique.

To facilitate consistency, the community plans build upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies defined within the overall General Plan that adequately address the conditions of the community are not repeated, with some exceptions, in the community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within these individual communities.

The Community Plans are an integral part of the overall General Plan and are consistent with the General Plan. They are as follows:

1. Bear Valley (BV) Community Plan
2. Bloomington (BL) Community Plan
3. Crest Forest (CF) Community Plan
4. Hilltop (HT) Community Plan
5. Homestead Valley (HV) Community Plan
6. Joshua Tree (JT) Community Plan
7. Lake Arrowhead (LA) Community Plan
8. Lucerne Valley (LV) Community Plan
9. Lytle Creek (LC) Community Plan
10. Morongo Valley (MV) Community Plan
11. Muscoy (MS) Community Plan
12. Oak Glen (OG) Community Plan
13. Oak Hills (OH) Community Plan
14. Phelan/Pinon Hills (PH) Community Plan



Housing Element: The Housing Element promotes the development of a wide variety of housing to meet the needs of all economic segments of the community. While this goal is a high priority for the State, the County must achieve housing goals while maintaining internal consistency among the other elements of the General Plan. The Housing Element correlates all housing issues into a set of coherent development policies. The goals, policies, and programs of this element relate directly to other elements and issues addressed in the General Plan, and the complete Housing Element is separately bound. A summary version of the Housing Element is included in the body of the General Plan text and includes all goals, policies and programs.

The purpose of the Housing Element is to set forth planning strategies to support the production of housing consistent with the vision specified for the County. The California Legislature has found that a suitable living environment—clean, safe, affordable housing—is of vital statewide importance and a high priority. The Legislature requires local governments to address this priority while considering economic, environmental, and fiscal factors and community goals set forth in the General Plan.

General Plan Mapping Series

- **Land Use Zoning District Maps (series of over 125 maps):**

The County has elected to use the “one-map” system to ensure consistency between the General Plan and zoning. Consequently, the Land Use Zoning District Maps constitute the General Plan designations as well as the zoning for the County. These maps are published using the U.S. Geographical Survey quadrangle maps as the base maps. However, they are parcel-specific in that they show the designated land use zoning district for each parcel. Three overlays – Additional Agriculture, Agricultural Preserve, and the Sign Control – are also shown on these maps as a suffix to the land use zoning district.

- **Hazard Overlay Maps (series of over 90 maps):**

These maps are published using the U.S. Geographical Survey quadrangle maps as the base maps. Unlike the Land Use Zoning District Maps, the Hazard Overlay Maps use only the street network as an overlay because the delineations of the various hazards are not intended to be parcel-specific. The hazards on these maps include airport safety, dam inundation, fire, flood, and noise.

- **Geologic Hazard Overlay Maps (series of over 70 maps):**

These maps are published using the U.S. Geographical Survey quadrangle maps as the base maps. These maps use only the street network as an overlay because the delineations of the various hazards are not intended to be parcel-specific. The hazards included on these maps include state and county designated earthquake fault zones, generalized landslide susceptibility, existing landslides, generalized liquefaction susceptibility, and rockfall/debris-flow hazard areas.

- **Circulation Maps (series of five maps):**

These maps show the road designations for all roads with the following classifications throughout the County: Freeway, Major Arterial Highway, Major Divided Highway, Major Highway, Secondary Highway, Controlled/Limited Access Collector, Mountain Major Highway and Mountain Secondary Highway.

- **Resource Overlay Maps**

These maps show various natural resources that have been mapped throughout the County. They include the following:

- **Biotic Resources Overlay Maps (several maps):**

These maps are published using the street network as the base maps because the delineations of the various resources are not intended to be parcel-specific. The resources on these maps to date include the Desert Tortoise, the Mojave Ground Squirrel, the Bald Eagle, the Southern Rubber Boa and the Delhi Sands Flower-Loving Fly. As additional species are listed they will be added to these maps.

— **Open Space Overlay Maps (two maps):**

These maps are published using the street network as the base maps because the delineations of the various resources are not intended to be parcel-specific. The resources on these maps include wildlife corridors, major open space policy areas, regional trails, Areas of Critical Environmental Concern, and the delineation of the scenic corridors listed in the Open Space Element.

— **Cultural Resources Sensitivity Overlay Maps (two maps to date):**

These maps are published using the street network as the base maps because the delineations of the resource sensitivity are not intended to be parcel-specific. These maps show the levels of sensitivity or the potential for the existence of cultural resources for the areas throughout the County.

— **Paleontologic Resources Sensitivity Overlay Maps:**

These maps are only in hard copy form, to date, but are being prepared electronic format. Once the digitized maps are complete, they will be published using the street network as the base maps because the delineations of the resource sensitivity are not intended to be parcel-specific. These maps show the levels of sensitivity or the potential for the existence of paleontologic resources for the areas throughout the County.

— **Mineral Resources Overlay Maps:**

These maps are only in hard copy form, to date, but are being prepared electronic format. They are published by the California Geological Survey. Once the digitized maps are complete, they will be published using the street network as the base maps because the delineations of the resource locations are not intended to be parcel-specific. These maps show the mineral resource zones throughout the County which indicate the generalized locations of the mineral resources of the County.

— **Energy Facilities Overlay Map:**

The County recently adopted provisions in the Development Code to map an Energy Facilities Overlay. This overlay was added as a tool to establish standards for commercial energy generation and transmission facilities. The intent is to ensure that the need for energy generation and transmission capacity is balanced with the health, safety and welfare of the public. Further, this overlay is intended to ensure that the development of such facilities provides a harmonious balance between the suitability of a project site with existing area land use and physical surroundings. Since this is a new overlay, a new General Plan map will be created to enable the County to site this overlay over those areas where new energy facilities are approved. Therefore, General Plan Amendments will have to be processed and approved concurrently with all Conditional Use Permit applications proposing such facilities. To date, this overlay has not been implemented.

- **Alternate Housing Overlay Map:**

This map shows those areas in the Desert Region where alternate housing standards apply. These areas are generally located in the rural portions of the County. These standards are less restrictive than the more urbanized areas.

Environmental Impact Report (EIR): The Final EIR (FEIR) prepared for the General Plan meets the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and Board of Supervisors used the FEIR during the process of considering the draft General Plan to understand the potential environmental implications associated with implementation of the General Plan. CEQA requires a Lead Agency to: "adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation." One of the methods allowed by the Public Resources Code to implement this requirement is to: "provide that measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other public project, by incorporating the mitigation measures into the plan, policy, regulation, or project design." San Bernardino County, as Lead Agency, elected to implement the mitigation monitoring requirements of CEQA by incorporating all mitigation measures presented in the FEIR directly into the General Plan, as General Plan policies. A table describing the relationship between each mitigation measure identified within the FEIR and the corresponding policies within the General Plan is included in the FEIR as Appendix M.

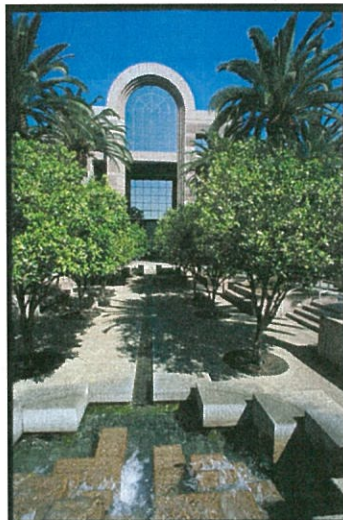
Development Code: The Development Code is the primary tool that implements the General Plan. It was revised as part of the General Plan Update Program to create a high-quality document that is clearly written and easy to understand and use. Many, if not most, of mitigation measures identified in the General Plan are implemented by standards within the Development Code.

General Plan Amendments

State law allows a jurisdiction to amend an element of its General Plan only four times in a calendar year. With this in mind and since the County uses the "one-map" system for its General Plan designations and zoning, the County groups all zoning requests into "cycles." The County has four or fewer "cycles" during any year to comply with state law.

The General Plan Update Program was adopted as the First Cycle 2007 General Plan Amendments. Since it became effective, there have been six amendments to the Land Use Element adopted by the Board of Supervisors, none of which included any text changes to the General Plan. The following is a summary of these amendments:

- Second Cycle 2007 General Plan Amendments were adopted on June 5, 2007 and included six changes to the Land Use Zoning District maps.
- Third Cycle 2007 General Plan Amendments were adopted on October 23, 2007 and included seven changes to the Land Use Zoning District maps.
- Fourth Cycle 2007 General Plan Amendments were adopted on December 18, 2007 and included two changes to the Land Use Zoning District maps.
- First Cycle 2008 General Plan Amendments were adopted on April 8, 2008 and included four changes to the Land Use Zoning District maps.
- Second Cycle 2008 General Plan Amendments were adopted on July 15, 2008 and included two changes to the Land Use Zoning District maps.
- Third Cycle 2008 General Plan Amendments were adopted on November 4, 2008 and included two changes to the Land Use Zoning District maps.



General Plan Implementation

Chapter X of the General Plan outlines the General Plan Implementation Program. Its introductory declaration states, "While the San Bernardino County General Plan provides a comprehensive 'vision' for the future physical development of the County, the General Plan can only be successful if the vision is realistic and can be implemented. The County implements the General Plan through the review of privately initiated development requests, such as subdivisions, rezoning, conditional use permits, and building permits. In addition, the County undertakes public development through redevelopment and construction of infrastructure. Finally, the County considers a variety of administrative and financial tools that facilitate public and private development activities."

There are two primary tools to implement the General Plan: 1) the adoption of the County Development Code (Title 8 of the County Code), and 2) review of privately and publicly initiated development requests.

The Development Code is regularly monitored to ensure it is current, accurate and complete. It is periodically amended to correct all identified errors or problems. By December 31, 2008, it had been amended four times, with two ordinances providing major "clean up" revisions providing refinements to the code provisions. Quoting from the Section 81.01.020 of the Code, "The purpose of this Development Code is to implement the San Bernardino General Plan by classifying and regulating the uses of land and structures within unincorporated San Bernardino County; by preserving and protecting the County's important agricultural, cultural, natural, open space and scenic resources; and by protecting and promoting the public health, safety, comfort, convenience, prosperity, and general welfare of residents and businesses in the County. More specifically, the purposes of this Development Code are to:

- (a) Provide standards and guidelines for the continuing orderly growth and development of the County that will assist in protecting the character and identity of San Bernardino County and its distinct communities.
- (b) Conserve and protect the County's important agriculture, cultural, natural, open space and scenic resources.
- (c) Create a comprehensive and stable pattern of land uses upon which to plan transportation, water supply, sewerage, energy, drainage/flood control and other public facilities and utilities.
- (d) Encourage the most appropriate uses of land in order to prevent overcrowding of land and avoid undue concentration of population, and maintain and protect the value of property.
- (e) Ensure compatibility between different types of development and land use."

The second primary tool to implement the General Plan, the review of privately and publicly initiated development requests, is accomplished on a project-by-project basis. This is achieved by conditioning each project and requiring mitigation measures to ensure compliance with the General Plan. Before the County can approve any project that has been submitted for review, the County must find that the project is consistent with the General Plan and any appropriate Community Plan or Specific Plan. If such findings cannot be made, the project must be denied.

There are 141 goals, 656 policies and 398 programs contained in the General Plan, and the County estimates that approximately 75% of the goals, policies and programs of the General Plan are implemented by these two primary tools. Other implementation tools include the following: specific plans, development agreements, the capital improvement program, redevelopment plans, airport comprehensive land use plans, household hazardous waste plans, source reduction and recycling plans, storm water facilities plans, public facilities and financing plans.

Other actions to implement the General Plan may be expressly required by specific goals or policies included in the Plan. For example, the preparation and adoption of an additional plan of some type may be required by a specified County department or agency. The following is a brief list of some of the additional work or requirements that have already been accomplished by direction of the plan:

1. Adopted specific plans include the Agua Mansa, Kaiser Commerce Center and Glen Helen Specific Plans.
2. Adopted developer agreements include those for the Citrus Plaza and Mountain Grove development projects.
3. Adopted County Capital Improvement Plan.
4. Adopted redevelopment plans include those for the Victor Valley, the San Sevaine, the Cedar Glen Disaster Recovery, Inland Valley Development Agency, San Bernardino International Airport Authority and Mission Boulevard areas.
5. Adopted airport comprehensive land use plans include the plans for the following airports: Apple Valley Airport, Baker Airport, Barstow-Daggett Airport, Big Bear Airport, Cable Airport, Chino Airport, Hesperia Airport, Hi-Desert Airport, Needles Airport, Redlands Municipal Airport, Rialto Municipal Airport, Southern California Logistics Airport, Sun Hill Ranch Airport, and Twentynine Palms Airport.
6. Adopted County Household Hazardous Waste Plan.
7. Adopted Countywide Integrated Waste Management Plan.
8. Requirement for the submittal of a Storm Water Pollution Prevention Plan for all projects where land disturbance will occur and the submittal of Water Quality Management Plans for all discretionary review projects.
9. Adopted transportation and drainage financing plans include seven different Local Area Transportation Facilities Plans, one Regional Transportation Facilities Plan and two different Local Area Drainage Facilities Plans.

The following is a brief list of some of the additional work that must be accomplished by direction of the plan:

1. Prepare and update demand estimates for commercial land relative to population patterns.

2. Develop information and data based on industrial land uses, trends, employment and production. Monitor changes in location of industrial lands and demand for such lands, and identify opportunities and constraints for new industrial development.
3. Develop demand estimates for industrial land based on analysis of trends of industrial land absorption and development.
4. Prepare a County Fire Master Plan.
5. Seek funding for transportation system improvements.
6. Explore the feasibility and environmental impacts of reopening inactive landfills where there is usable capacity remaining.



A more comprehensive analysis and listing of other actions or documents that are required to implement the County General Plan will be included in future annual reports. During 2009, County staff from the Land Use Services Department will be meeting with all County departments and agencies with responsibility to implement specific goals, policies or programs to develop procedures to ensure proper monitoring of these programs is occurring and to ensure data is being collected for inclusion in next year's annual report.

Lawsuits and Settlement Agreement Activities

State Attorney General Lawsuit

On April 12, 2007, the effective date of the General Plan Update Program, the Attorney General (AG) filed a petition in San Bernardino Superior Court challenging the adequacy of the General Plan Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) and alleging that the General Plan EIR did not comply with the requirements of CEQA in its analysis of greenhouse gas emissions, climate change, and diesel engine exhaust emissions.

For several months after this lawsuit was filed, the County and the AG's Office worked together to resolve the issues. The County maintained that greenhouse gas emissions were adequately addressed and the impacts were mitigated. Nevertheless, to resolve the dispute the Board agreed to prepare a Greenhouse Gas Emissions Reduction Plan (GHG Plan) that will not only address impacts related to its internal government operations, but also to impacts related to the County's discretionary land use decisions. As such, the County is at the forefront of the jurisdictions creating mitigation for the environmental impacts of greenhouse gas emissions that may result from discretionary land use decisions. Many, if not all, of the measures relative to climate change and greenhouse gases are also principles encompassed in building sustainable, healthy communities and implementing green building practices. The Board has already initiated a program referred to as "Green County San Bernardino" that provides incentives to the development community and individual homeowners to use green building technology. The Board has also adopted a policy incorporating LEED (Leadership in Energy and Environmental Design) building standards in future County buildings. Completion of the GHG Plan will complement the activities that the Board has recently undertaken.

The County agreed to complete the GHG Plan within 30 months of August 2007; the targeted completion date is therefore February 2010. In order to meet the 2010 completion date, the following schedule has been prepared:

TASK COMPLETION DATES

- Hire consultant to assist with scope of work and project description – Completed December 2007
- Prepare and release Request for Proposals (RFP) for Plan – Released June 13, 2008
- Select consulting firm and award contract – Approved July 22, 2008
- Complete draft GHG Plan– Estimated completion April 2009
- Prepare and release of RFP for the preparation of the EIR – May 2009
- Select consulting firm to prepare the EIR and award contract – May 2009
- Complete Draft EIR and begin public comment period – November 2009
- Complete Final EIR – January 2010
- Complete Final GHG Plan – February 2010

As part of the settlement agreement made between the Attorney General and the County, the County also agreed to adopt, in its discretion, feasible measures to control the emissions of diesel engine exhaust on projects and facilities under the County's discretionary land use jurisdiction. This action was completed on December 16, 2008.

As mentioned above, the County maintained that greenhouse gas emissions were addressed in the General Plan and the impacts were mitigated. Through its various goals, policies and programs, the General Plan does the following:

- Promotes mixing homes with businesses to minimize the length and frequency of vehicle trips
- Directs development toward existing transit corridors
- Provides for childcare centers, restaurants, banks and other similar services near employment centers
- Initiates economic development programs
- Attracts jobs to the region
- Reduces the number of long-distance commuters
- Encourages development in city sphere of influence areas rather than sprawling out in outlying areas
- Provides incentives for alternative-fuel vehicle use and carpooling
- Calls for replacing current county vehicles with alternative-fuel vehicles
- Supports the development of publicly accessible alternative fuel stations and other infrastructure
- Encourages ride sharing and the use of public mass transportation
- Encourages solar energy.

Environmental Organizations Lawsuit

A second lawsuit was filed on April 11, 2007, by the Center for Biological Diversity (Center), the Sierra Club and the Audubon Society also challenging the adequacy of the General Plan EIR and alleging that the General Plan EIR did not comply with the requirements of CEQA in its analysis and mitigation of greenhouse gas emissions, climate change, biological resources impacts and impacts to public safety from wildfire hazards. The Center's concerns can be summarized into four major policy/program areas:

1. The Biological and Open Space Overlays and web based GIS implementation of the Overlays is not current and needs to be updated.
2. Evacuation routes from the Mountain Region are inadequate. In compliance with the General Plan, the County must demonstrate a commitment to monitor population growth and evaluate road capacities and hazard conditions along evacuation corridors to prepare contingency plans to correspond to the location, direction and rate and spread of wildland fires.
3. The General Plan and the EIR does not adequately address the greenhouse gas and climate change issues.
4. The County's plans to establish long-term comprehensive plans for the County's role in the protection of native species, to implement and maintain involvement in the "conservation easement program" and "land ownership transfer program," and to participate in Habitat Conservation Plans are not well defined and need to be clarified.

Because the County settled the Attorney General's lawsuit in August 2007 and because the County Board of Supervisors voted to direct County staff to proceed with the Greenhouse Gas Reduction Plan with the appropriate initial funding and to address the concerns of the Center in December 2007, the Center dismissed its lawsuit with the County.

The County will be taking the following actions as directed by the Board of Supervisors to address the issues raised:

1. Revise the Biological Resources and Open Space Overlay maps to ensure accuracy and to ensure the protection of all threatened and endangered species. These revisions are expected to be completed by June 2009.
2. Prepare Guidelines for the implementation of the conservation easement and land ownership transfer programs. These guidelines are expected to be completed by April 2009.
3. Update the County Hazard Mitigation Plan to address the road capacity of evacuation routes from the Mountain Region should an incident occur that requires evacuation of the area. An analysis of the carrying capacity of these evacuation routes is expected to be completed by September 2009.

Green County

In addition to committing to prepare the GHG Plan, San Bernardino County has already initiated the “Green County San Bernardino” program that provides incentives to the development community and individual homeowners to use green building technology. The reality of the 21st Century is marked by rapid growth and greater demands on our natural resources. As these demands rise, so do impacts to our environment, our communities and quality of life. In the face of these challenges, San Bernardino County recognizes prosperity and economic development cannot be responsibly achieved at the expense of the environment. Growth and environmental stewardship must progress simultaneously to ensure clean, healthy and safe communities for our residents and future generations. Though Green County San Bernardino, launched in 2007, the County has taken significant steps to promote energy conservation and environmental stewardship among our residents, businesses and developers. The County has also continued its track record of incorporating “green” technology whenever possible.



The County owns a substantial fleet of hybrid and natural gas vehicles and is working to phase out polluting diesel trucks and replace them with cleaner natural gas-powered trucks. Green County San Bernardino promises to expand efforts around the County and beyond just governments. For example, the County is offering incentives to home builders who follow “green” building standards and waiving building fees for energy-efficient projects to make it easier for businesses and residents to “go green.”

But going ‘green’ is more than just addressing how we build. It entails an aggressive approach to one of the major causes of pollution – the long commutes many residents endure to reach jobs in coastal counties. These commutes are a serious environmental problem and also hurt the local economy and residents’ quality of life. The County is working to reduce the need to commute by investing in economic development that brings more well-paying jobs to San Bernardino County.

The GHG Plan will aid in the County’s effort to “go green.” In addition, the County is preserving open space such as the 1,200-acre North Etiwanda Preserve situated in the foothills of Rancho Cucamonga. By strategically conserving these lands, the County can protect and preserve endangered plants and animals while also creating scenic areas for people to enjoy. One of the hottest growth sectors in the U.S. is the development of sustainable alternative energy. San Bernardino County has joined forces with the Green Valley Initiative to ensure our region capitalizes on this burgeoning sector of our economy. The Green Valley Initiative is a multi-jurisdictional effort to integrate social, economic and environmental forces to bring new jobs, greater opportunities and a higher quality of life to the region.

By no measure has the County made its “green” commitment alone. Many of the County’s cities share this vision and have incorporated policies to encourage recycling, sustainable development and resource conservation. With united efforts the broadest impacts can be made, and the lasting improvements necessary to preserve, conserve, and protect our environment can be implemented.



Green County Incentives

- Incentives to implement the Green County program include the following:
 - The County Green Builder Program: The County established the San Bernardino County Green Builder (SBCGB) program in August 2007. It is a voluntary program established to encourage

and support green building practices in new residential construction and respond to a growing demand by consumers for “green” homes. Establishment of this program assures San Bernardino County’s commitment in addressing the growing constraints on resources and satisfying the needs of the citizens of the County. In addition, the SBCGB program provides incentives to builders who include green building practices in their projects. Under the current SBCGB program, construction must satisfy the requirements of the California Green Builder (CGB) program which was developed by the California Building Industry Association technical and research affiliate, the Building Industry Institute, to provide a measurable environmentally friendly and cost-effective green building program designed primarily for production home builders (those who build at least 85 homes a year or build subdivisions with master plan approval for their building permits). The CGB program is recognized by the California Public Utilities Commission, the California Energy Commission and the California League of Cities and is the largest residential green builder program in California. This program has set goals for significant improvements in energy efficiency, indoor air quality and comfort, onsite waste recycling, and water and wood conservation. The components of the CGB Program include:

1. Higher Energy Standards: CGB homes are designed and built to exceed energy efficiency standards established in Title 24 of the California Code of Regulations by at least 15%; provide improved insulation installation; include a heating, ventilation and air conditioning (HVAC) system designed by a licensed mechanical engineer; require tight HVAC ducts; and require inspection and verification by a certified rater.
2. Water Conservation: CGB homes use at least 20,000 gallons less water per year than similar, newly constructed “non-green” homes by featuring innovative plumbing systems and fixtures, parallel hot water piping or hot water recirculation systems, water efficient landscaping and weather-based irrigation controllers.
3. Wood Conservation: CGB guidelines require engineered wood products manufactured with stock primarily from sustainable forests and the use of engineered wood products.
4. Indoor Air Quality: CGB homes utilize HVAC systems designed by a licensed engineer to recognized standards or equivalent. These systems are installed per engineered designs and special filters are installed in return air grills. CGB homes also utilize paints, lacquers, floor underlayments and carpets which emit no or low amounts of smog-producing pollutants into the air.
5. Waste Reduction: At least 50% of construction waste is diverted from landfills through recycling. Builders participating in the program shall complete the certification process through CGB, provide evidence of certification to Building and Safety at the time of submittal of plans and meet CGB’s requirements for inspections and certifications. Participation in this program is voluntary but will result in incentives being provided to the builder who chooses to participate. These incentives include priority processing for plan review including guaranteed timelines and priority field inspection service.

Within the next couple of months, the County is proposing to amend the County Green Builder Program to make it easier for builders to participate in the program to produce sustainable buildings for future generations. Once adopted, the name of the program will change to the

Green Building Program, and there will be four ways to earn a green building designation for a construction project in the unincorporated area of San Bernardino County:

1. First, just as in the current program, a builder could join the California Green Builder (CGB) program. They can visit the website at www.cagreenbuilder.org for application details.
 2. Secondly, a builder could join the Leadership in Energy Efficient Design (LEED) program and earn a LEED designation. To find out more about this program, they could visit the website at www.usgbc.org for application details.
 3. Thirdly, a builder could use any County-approved third party green rating program.
 4. Finally, a builder could choose features from the County Green Building Basics Checklist and achieve a point score of at least 85 points. For further description of the green building techniques, they would need to refer to the document titled "Green Building Features Description." The program incorporates a variety of sustainable design ideas that involve new construction, existing buildings, renovations and retrofits for residential and non-residential development.
- The County of San Bernardino's Green Building Program will encourage residents and businesses to incorporate energy efficient and other green building components in their projects. Incentives offered by the County to participate in the program will include accelerated plan review, priority inspections, design assistance and recognition for all qualified projects.
 - Fee waivers: The County is waiving building permit fees for the installation of solar energy systems, wind-generated electrical systems, tankless water heaters, and HVAC systems for existing buildings. The waiver of fees will promote energy conservation, facilitate a reduction in greenhouse gas emission, and reduce the public's reliance on commercial energy sources.

LEED Building Standards

- The Board has adopted a policy incorporating LEED (Leadership in Energy and Environmental Design) building standards in future County buildings.

Business Process Improvement - "Project Dox"

In order to show a commitment on the part of the County and the departments involved in the development and construction review process, the Land Use Services Department (LUSD) is purchasing and implementing "Project Dox." This is a third-party, web-based enhancement which enables a countywide, end-to-end electronic process for development and construction plan review. This product will be a major step forward in addressing the commitment of the Board Supervisors to become "Green County San Bernardino" through the submission of electronic files rather than paper. It provides many benefits to County staff and the public and will improve customer service.

Economic Development

San Bernardino County is taking steps to engage partners and competitors from around the world for the benefit of residents at home. On its own, San Bernardino County's economy would rank among the top 50 nations, with a Gross Domestic Product (GDP), just shy of \$100 billion. The County has a work force of nearly 900,000 with a fast-growing population now topping two million.

Strategically located in the heart of Southern California, regional businesses serve a combined market of more than 23 million people within a three-hour drive. The GDP of this combined market exceeds \$1 trillion.

In short, San Bernardino County has the clout, opportunity and ability to create strategic visions for the future economy. However, these strengths and assets have limited impact if decision makers for the private sector do not recognize the opportunity. Opportunity California was created to brand San Bernardino County as the economic engine of California. Now in almost its fourth year, the marketing program is putting information in the hands of people who can help build the future of San Bernardino County. The most important audience is the County's own residents who are learning about the strengths and potential of the place they call home.

International trade is part of this strategic vision. The County is working to help local industries engage the world economy; opening doors to new customers, partners and others who help build competitive advantages that serve local residents. San Bernardino County is fortunate to be at a nexus of world trade, linking major U.S. markets with emerging economies in the Pacific Rim.

More than \$16 million worth of international trade originates or is destined for San Bernardino County. However, that represents only a portion of all exported and imported goods that move through the County. San Bernardino County connects to the world through a network of railways, roadways and runways that move people and goods through one of the most comprehensive transportation systems in the nation. The County is home to three international airports, two major rail networks and some of the nation's busiest interstates for goods movement.

While roads and rail do the heaviest lifting in terms of moving goods and people, the County's capacity-rich airports offer tremendous potential for future economic growth and high-paying jobs. LA/Ontario International Airport, already a major cargo airport and significant passenger facility, is projected to become a major destination and origin for passengers with in the next 20 years.

Meanwhile, converted military bases in San Bernardino (San Bernardino International Airport) and Victorville (Southern California Logistics Airport) are making strides as next generation gateways for goods and people.

San Bernardino County is working in partnership with cities and private sector to help tap that potential for new jobs and opportunities that serve local resident.

The County's Economic Development Department has the necessary resources to conduct an effective economic development program. The department has identified 25 key Programmatic Focus Areas. The Economic Development Managers and their teams are developing these Focus Areas into strategic action

plans to be implemented by the department. These Programmatic Focus Areas stem from the following general economic categories:

- International Trade
- Office Development and Corporate HQ Program
- High Technology Strategy/Life Sciences
- Mining
- Airport Development
- Film & Tourism
- Arts, Culture & Entertainment
- Logistics & Industrial Development
- Health Care & Medical
- Retail Development
- Agriculture Strategy
- Alternative Energy Strategy
- Business Retention

The San Bernardino Valley Enterprise Zone (SBVEZ) is a State-designated, geographical area that offers local businesses state tax incentives in order to stimulate economic growth in the economically distressed areas of the City of San Bernardino, the City of Colton, and the County. The SBVEZ facilitates economic growth through assistance to local businesses, jurisdictional leadership, public/private collaborations, attraction of new investment, the retention/expansion of existing businesses, and the employment of the most difficult-to-hire workers into private sector jobs. Conditional approval of the zone was received on January 10, 2007, and final approval is anticipated in March 2009. In January 2008, the final adoption of the required Environmental Impact Report (EIR) became effective. Major services to be offered to zone businesses by the SBVEZ and the County include:

- Issuance of employment tax credit vouchers
- Conducting SBVEZ incentive workshops
- Offering job training and recruitment services



Currently, the zone partners are holding business outreach workshops, making presentations at chamber of commerce meetings, building the website and developing marketing collateral.

Healthy Communities and Smart Growth

Improving the health and well-being of residents is an important part of the County's vision, one that begins with providing excellent public health services and extends into developing walkable communities, renovating parks and expanding access to health service. The County is working alongside cities and communities to provide new and better parks. Work is underway at parks in all five Supervisorial districts. The County is clearing the way to healthier lifestyles by providing attractive places for children and families to get exercise, play and relax. As one of the most dynamic regions in the state and the nation, the County is reexamining how it grows. Smart Growth initiatives are designed to keep families close together and provide communities where residents can live, work and thrive. These thoughtful, innovative approaches to the region's future mix of housing with retail and commercial uses preserve open space and keep the health and the well-being of residents in mind.

By building an employment base near homes and bringing economic opportunity closer to communities, the County is bridging the gap that now sends too many residents westward in the morning on long commutes that are neither healthy for them or economically healthy for the County. Creating more local

jobs will lead to stronger neighborhoods, closer families and more involvement by residents who have time to get to know their communities better.

The Healthy Communities Program was created in 2006 and is part of the San Bernardino County Department of Public Health. The program collaborates on multiple projects throughout the region, partnering with schools, community and faith-based organizations, public and private agencies, universities, city governments and other County departments. The Walkability portion of the program provides workshops with schools, cities and community organizations to promote walking/biking to schools and to increase access to funding for infrastructure improvements and development.



Inter-jurisdictional Cooperation

The County works closely with other agencies and jurisdictions to ensure that new projects are consistent with San Bernardino County's General Plan and that action items approved in various community plans are implemented. Examples of specific cooperative efforts include: R-2508 Joint Land Use Study and the West Mojave Plan.

■ The R-2508 Joint Land Use Study

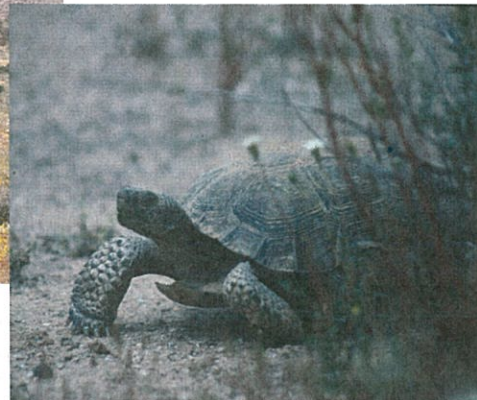
The R-2508 Joint Land Use Study (JLUS) is the result of a collaborative planning process between local governments, participating military installations, land owners, interested individuals, and representatives from agencies serving the area in and around the R-2508 Special Use Airspace Complex, located in the northwest portion of the County. The goal of the R-2508 JLUS is to protect the viability of current and future missions at the R-2508 Complex while at the same time accommodating growth, sustaining the economic health of the region and protecting public health and safety. San Bernardino County was a major participant in this collaborative planning process.

When originally built, most major military installations were outside of urban centers. However, the spin-off economic effects of operations and the general trend toward growth in rural areas create new land use challenges for both the nearby communities and the military installations. As communities experience increases of population and economic activity, their viability as a community and safety to their residents may become jeopardized. Encroachment of community development in turn places pressure on military installations to modify their procedures, possibly compromising the overall mission. Historically, the military made operational decisions without taking into considerations the community land use and economic development plans and programs. As communities grow, the importance of collaborative land use planning becomes critical. The local communities, Native American communities, state and federal agencies and military installations within the region of the R-2508 Complex have been actively engaged and proactive in local and regional encroachment/compatible land use management for many years. They continue to partner to ensure that future community growth and development are compatible with the training or operational missions of the installations and to seek ways to reduce the operational impacts of military installations on adjacent land.

■ West Mojave Habitat Conservation Plan

The BLM approved the West Mojave Habitat Conservation Plan (WMHCP) in March 2006. The WMHCP is a multi-agency conservation program in the western Mojave Desert. The plan is intended to establish a regional conservation strategy for federal, state, and local governments, as well as private property owners, industries and public lands users to comply with the requirements of the state and federal Endangered Species Acts (ESAs). The WMHCP is designed to allow for continued growth of the areas within the High Desert region, the communities of the Morongo Basin easterly to the City of Twentynine Palms, as well as the City of Barstow and surrounding areas. While the Plan is now effective on federal land, several follow-on actions still must be taken by state agencies and the 11 cities (Adelanto, Apple Valley, Barstow, California City, Hesperia, Lancaster, Palmdale, Ridgecrest, Twentynine Palms, Victorville, and Yucca Valley) and four counties (Inyo, Kern, Los Angeles, and San

Bernardino) in order for the plan to apply to private and state land. The counties and cities must adopt an HCP that meets the requirements of the U. S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) in order for the plan to apply to private lands and to secure a Section 10 (a)(1)(b) permit from the USFWS and a 2081 permit from the CDFG. While the WMHCP set out a strategy and program for conservation of threatened and endangered species, it did not contain the technical details to allow direct use by local government. Thus, San Bernardino County has assumed a lead coordinating role for local government in preparation of the technical HCP. This new HCP was completed in September 2008. However, the EIR for the plan must be completed before the plan can be formally adopted by local jurisdictions. It is anticipated that the EIR should be completed by early 2010.



Regional Planning Work

Regional planning includes work on countywide and inter-county planning issues through participation on numerous task forces/advisory groups such as Renewable Energy Projects Memorandum of Understanding; San Bernardino Associated Governments (SANBAG) Technical Planning Advisory Committee and SANBAG Transportation Advisory Committee. SANBAG is the council of governments and transportation planning agency for San Bernardino County.

■ Renewable Energy Projects Memorandum of Understanding (MOU)

The County and the US Department of the Interior, Bureau of Land Management (BLM) have begun working together on energy development projects, most of which are renewable (also referred to as alternative) energy generation facilities, for either wind or solar energy. With the County's vast acreage of undeveloped lands and climatologic conditions, it provides considerable opportunity for renewable energy generation.

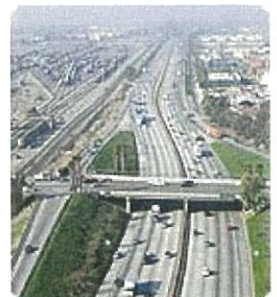
In the past few years, several state statutes and federal policies have been promulgated that encourage or require the use of renewable energy sources to supplement the power grid. In response, energy development applications have been submitted for over 290,000 acres of land in San Bernardino County, most of which is managed by the BLM.

In order to establish a framework governing the respective responsibilities and roles in processing environmental documents for all projects, and with top priority on alternative energy proposals within the County, an MOU has been prepared between the two agencies for mutual use. The MOU will be utilized to achieve consistency and collaboration on the development proposals and protection of the environment, along with the review of joint environmental documents where feasible, and maximize coordination between the two agencies.

Transportation Planning Projects

■ SANBAG Measure I: Interstate-10 High Occupancy Vehicles (HOV) Lanes - Ontario to Redlands

Early project development work began in 2007 for the addition of high occupancy vehicle lanes to Interstate 10 between Ontario and Redlands. SANBAG is working with Caltrans to perform preliminary engineering and conduct environmental studies for the addition of these new lanes, more commonly referred to as carpool lanes.



Plans call for adding a carpool lane in each direction along a 25-mile segment from Haven Avenue in Ontario to Ford Street in Redlands. Interstate 10 currently has carpool lanes west of Haven Avenue. This project will allow the extension of these lanes east through the San Bernardino Valley, including the cities of Ontario, Fontana, Rialto, Colton, San Bernardino, Loma Linda and Redlands, as well as San Bernardino County unincorporated areas along the I-10 corridor. In addition to the new carpool lanes, the project proposes to:

- Widen existing undercrossings;
- Reconstruct several freeway overcrossings;
- Construct a concrete median barrier;
- Add auxiliary lanes; and
- Improve drainage conditions.

This project provides an opportunity for the implementation of several policies in the Circulation and Infrastructure Element of the General Plan (specifically, CI 2.7 and CI 2.9) enabling the County to coordinate with Caltrans, SANBAG, the Southern California Association of Governments (SCAG) and other agencies regarding transportation system improvements in the County's Measure I.



■ Redlands Passenger Rail Station Area Plans Overview

Planning has begun for the proposed Redlands Passenger Rail Station Area Plans to provide the cities of San Bernardino, Loma Linda, and Redlands with land use and economic development direction adjacent to proposed passenger rail stations. The station area planning is being led by the San Bernardino Associated Governments (SANBAG) with active participation from these cities, as well as other regional transit agencies. Support for these plans and adoption of implementing measures by each city will assist SANBAG in its application for funding from the Federal Transit Administration.

SANBAG is planning the Redlands Passenger Rail, a new passenger train service with stations in the cities of San Bernardino, Loma Linda, and Redlands. The Redlands Passenger Rail, planned on an existing 9.1 mile railroad right-of-way owned by SANBAG, will operate between the proposed San Bernardino Transcenter at Rialto Avenue and E Street in the City of San Bernardino and a station adjacent to the University of Redlands with five other stations enroute. The San Bernardino Transcenter will interconnect the Redlands Passenger Rail with Metrolink, the planned Omnitrans sbX bus rapid transit service on E Street, and other Omnitrans bus routes. Metrolink service will be extended from the Santa Fe Depot to the San Bernardino Transcenter site allowing convenient transfer for commuters to and from Omnitrans local bus, sbX rapid transit service and the Redlands Passenger Rail. The Redlands Passenger Rail will use a self-propelled vehicle, called a diesel multiple unit or DMU and will operate throughout the day with frequent headways providing service to commuters, and also existing and future local destinations along the corridor. This is a multi-year project with an expected completion date of 2016. It will specifically implement General Plan Policy CI 4.2 in the Circulation and Infrastructure Element by reducing the dependence on the automobile for local trips, integrate transportation and land use planning at the community and regional levels by promoting transit-oriented development (TOD).

Housing Element

The Housing Element portion of this Annual Report is prepared in accordance with Government Code Section 65400 and uses the forms and definitions adopted by the Department of Housing and Community Development. The Housing Element is the only element that State law requires to be singled out for special coverage in the Annual Report.

“The Housing Element promotes the development of a wide variety of housing to meet the needs of all economic segments of the [County]. While this goal is a high priority for the State, the County must achieve housing goals while maintaining internal consistency among the other elements of the General Plan. The Housing Element correlates all housing issues into a set of coherent development policies: the goals, policies, and programs of this element relate directly to other elements and issues addressed in the General Plan.

The purpose of the Housing Element is to set forth planning strategies to support the production of housing consistent with the vision specified for the County. The California Legislature has found that a suitable living environment—clean, safe, affordable housing—is of vital statewide importance and a high priority. The Legislature requires local governments to address this priority while considering economic, environmental, and fiscal factors and community goals set forth in the General Plan.

The Housing Element is the one element of the General Plan that is adopted as a stand-alone document in addition to being part of the General Plan. The County’s Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

Land Use Element policies that establish the location, type, intensity, and distribution of land uses throughout the County, thus defining the land use build-out potential, affect the Housing Element. In designating the location and density of residential development, the Land Use Element prescribes the ultimate number and types of housing units that could be constructed in the unincorporated County.

The Public Services and Facilities, Resources, Safety and Noise planning issues found in the General Plan also affect the implementation of the Housing Element, and establish the policies for providing essential infrastructure to all housing units, regulating the amount and variety of open space and recreation areas, delineating acceptable noise levels in residential areas, and establishing programs to provide for the safety of the residents. In sum, policies contained in General Plan directly affect the quality of life for all unincorporated County citizens.”¹

The quantified objectives of the fair share allocation of the Housing Needs Assessment are required to be part of the Housing Element and the County will strive to achieve them. However, the County cannot guarantee that these needs will be met through new construction given limited financial resources, current national, State, and County economic conditions, the present gap in affordability of housing resources and incomes in certain areas of the County, environmental and infrastructure constraints in outlying portions of the unincorporated County, and the County’s approach to maximizing the level of existing housing stock as

¹ 2007 San Bernardino County General Plan, Housing Element, pages IV-1 through IV-2

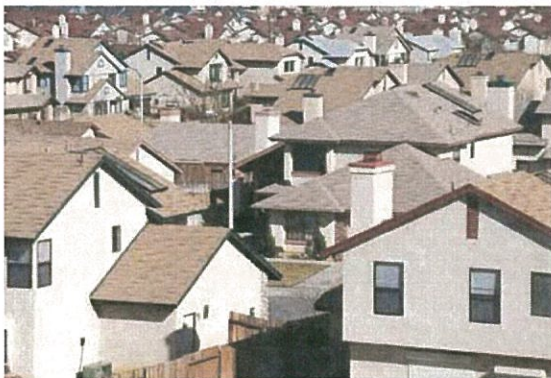
a valuable resource for providing affordable housing. Satisfaction of the County's fair share of regional housing needs through new construction will partially depend upon favorable market conditions, and cooperation of private funding sources and funding levels at the State, federal, and County programs especially during the current economic crisis in our country.

Although the County's growth management and land use policies encourage growth within existing incorporated jurisdictions, ample vacant, residentially zoned land exists in close proximity to surrounding urban counties and capable infrastructure. In combination with new units already constructed during the planning period, the County's land inventory demonstrates an abundance of development potential to accommodate the RHNA New Construction Need. A total of 945 units were constructed between January 1, 2007 and December 31, 2008, provided 82 units affordable to very low income households, 253 for low income households, 610 for moderate income households and 1677 for above moderate income households. When subtracted from the RHNA, the remaining balance is 4720 very low income units, 3071 low income units, 3289 moderate income units and 6921 above moderate income units.

The Southern California Association of Governments (SCAG) adopted a Regional Housing needs Allocation Plan (RHNA) for all jurisdictions within the region for the period from January 1, 2006, to July 1, 2014. San Bernardino County is proactively reporting the status of its Housing Element of the County's General Plan and the progress of its implementation using the new draft forms found in Attachment 2 - *2009 Annual Housing Element Progress Report* which implements Sections 6200, 6201, 6202, and 6203 of the Department of Housing and Community Development California Code of Regulations, Title 25, Division 1, Chapter 6.5 in these categories:

- Annual Building Activity Report for Moderate-, Low-, and Very Low-Income Units and Mixed-Income Multifamily Projects
- Annual Building Activity Report Summary for Above Moderate-Income Units
- Regional Housing Needs Allocation Progress
- Program Implementation Status

Land Use Services Department plays a major role in the implementation of the Housing Element goals in collaboration with many other departments within the County. Other County agencies and departments also provide plans and programs for affordable and supportive housing, redevelopment programs and objectives for a range of income levels, including extremely low, very low, low and moderate.



Three major agencies in the San Bernardino County have funded programs with performance based outcomes that contribute in a positive manner towards the County's Housing Element goals. They are the Redevelopment Agency, the Community Development and Housing Department and the Housing Authority. The following are highlights about some of the programs and their accomplishments:

Redevelopment Agency

The Redevelopment Agency (RDA) directly participated in a number of housing projects, which are indicated below. The Low- and Moderate-Income Housing Set-Aside Fund (the "LMIHF") is a requirement imposed by the California Community Redevelopment Law, which requires that twenty percent of all redevelopment tax increment dollars be allocated to a LMIHF. This fund provides project financing to individual projects, which are of direct benefit to the low- and moderate-income community in the project areas.



■ Single Family Home Rehabilitation Programs

➤ Home Rehabilitation Program (Cedar Glen Redevelopment Area)

The Home Rehabilitation Program (HRP) was designed to assist property owners with the repair and reconstruction of their homes destroyed by the Old Fire in 2003. The program offers a grant or loan to assist property owners with needed repairs and improvements to their homes or to begin reconstruction. There are property and income eligibility requirements that must be met prior to applicants receiving the HRP funds. A total of \$900,000 has been budgeted for the HRP Program. Residents can apply for either the loan or grant. The RDA has set aside a total of \$720,000 to be allotted for the HRP loans with a maximum loan amount of \$30,000 per household for a single-family property. The loan is offered at a 3% interest rate. The RDA has set aside a total of \$180,000 to be allotted for the HRP grants with a maximum grant amount of \$4,000 per household for a single-family property. Total expenditures of \$75,960 include grants and loans provided to qualified residents and administrative costs billed to the RDA from the County Community Development and Housing Department.

➤ Land Use Services Program (Cedar Glen Redevelopment Area)

The Land Use Services Grant (LUSG) Program was designed to aid applicants in reducing the costs associated with various fees and expenses that are required to complete the rebuilding process. In order to assist as many residents who desire to rebuild as possible, the RDA determined that the LUSG Program would not be income restricted. The maximum grant amount is \$4,000 per household. Total expenditures of \$143,975 include grants and loan provided to qualified residents and administrative costs billed to the RDA from the Department of Community Development and Housing.

Community Development and Housing

Since the beginning of the Community Development Block Grant Program in 1974, San Bernardino County has continuously qualified to receive federal housing and community development grant funds from the U.S. Department of Housing and Urban Development (HUD). The funds are used to develop viable communities by providing decent housing, suitable living environments and expanded economic opportunities, principally for low- and moderate-income persons. Currently the County receives funding from the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and HOME Investment Partnership Act (HOME) programs. In 2005, HUD renewed the County's qualifications to receive CDBG, ESG and HOME entitlement grants to implement eligible projects in unincorporated communities and in 13 cooperating cities for a three-year period. These cities are Adelanto, Barstow, Big Bear Lake, Colton, Grand Terrace Highland, Loma Linda, Montclair, Needles, Redlands, Twentynine Palms, Yucaipa, and the Town of Yucca Valley until FY 2009/10.

The definition of consortium is different for the HOME Program portion of the Consolidated Plan. The County of San Bernardino HOME Consortium includes all of the unincorporated areas of the County, the 13 CDBG cooperating cities listed above, plus the cities of Chino Hills, Rancho Cucamonga, and Rialto.

For the FY 2007/08, the County was entitled to receive \$8,171,128 in CDBG funds, \$327,759 in ESG funds and \$4,251,008 in HOME funds which includes \$65,092 in American Dream Downpayment Initiative (ADDI) funds. These grants total \$12,749,894 of funds available to the County to pursue the statutory goals for the community development and housing programs covered by the Consolidated Plan. In addition, an estimated \$2,558,500 of program income will be received by the County during the program year.

Through the implementation of affordable housing programs for construction of new housing and rehabilitation of existing housing, and provision of emergency shelter for homeless persons, the following objectives were continued during the 2007 - 2008 reporting period:

- To provide home-funded loans for the development of low- and very low-income housing units.
- To provide home funds to the Housing Authority of San Bernardino County to provide tenant-based rental assistance.
- Continue to provide Community Development Block Grant (CDBG) - and HOME- funded housing rehabilitation loans and grants.
- Continue to provide downpayment assistance to families buying their home.
- Continue to provide Emergency Shelter Grant (ESG) funds to homeless shelter providers.
- Developed a memorandum of understanding with the County Behavioral Health Department for implementation of Proposition 63 housing projects for homeless mentally ill patients.

The number of housing units constructed or rehabilitated is estimated to be lower than expected in FY 2007/08, due to the current national economic conditions.

MEASUREMENT	2005-06 Actual	2006-07 Actual	2007-08 Target	2007-08 Estimate	2008-09 Target
5A. Number of housing units constructed or rehabilitated. (Numbers reflect an accounting correction from prior years).	40	22	20	11	20
5B. Number of low-income families or disabled persons who receive rental housing security deposit and utility payment assistance.	140	186	200	200	200
5C. Number of low- and moderate-income homeowners who receive loans or grants.	254	283	250	230	215
5D. Number of families who succeed in buying their home.	28	29	20	20	25
5E. Number of emergency shelter nights provided to homeless persons.	25,743	25,509	24,000	24,000	24,500
5F. Number of housing projects planned for construction with Prop. 63 funds.	N/A	N/A	2	0	2
5G. Number of homeowners who will receive financial assistance to rebuild their homes that were lost in the 2003 "Old Fire" disaster.	N/A	11	10	1	5
5H. Percentage of on-time completion within the designated time frame: - CDH completion of initial review of eligible land use services grant applications within thirty (30) days of receipt and completion of reimbursements within thirty (30) days of receipt of claims and approved back up information.	N/A	100%	100%	100%	100%
5I. Percentage of on-time completion within the designated time frame: - CDH completion of initial review of eligible HRP applications within thirty (30) days of receipt. - Rehabilitation activities completed within 12 months of application approval.	N/A	95%	100%	100%	100%

The Department of Community Development and Housing's main goal for 2008 was to increase the inventory of available low- and moderate-income housing. Each year the Department receives Home Investment Partnership HOME funding to assist with developing projects by Community Housing Development Organizations (CHDO). These organizations produce multi-family housing for low- and moderate-income families. In FY 2007/08, one of these organizations supplied the County with 11 apartments that are now home to low- and moderate-income families. This year the department is issuing a Request for Proposal (RFP) to increase the amount of available units. However, the timing of the release and acceptance of the RFP will not allow enough time for construction to be completed for occupancy until FY 2009/10. Funding from CDH since the program's inception in 1994 has provided 510 affordable multi-family units. The numbers for the homeownership assistance measurement will increase dramatically next year due to the new Neighborhood Stabilization Program funding expected to be received and expended in FY 2009/10.

During 2008, the Department of Community Development and Housing administered the HOME Investment Partnership Program (HOME), which provided funding to expand and preserve the supply of decent, safe, sanitary and affordable housing.

CDH also continued in 2008 to administer a State Grant to reconstruct the water delivery system in Cedar Glen. In addition, CDH has been assisting the County Redevelopment Agency, with grant fund distribution, to help qualifying homeowners rebuild in Cedar Glen.

■ Neighborhood Stabilization Program (NSP)

With the passage of H.R. 3221, known as the Housing and Economic Recovery Act (HERA) of 2008, \$3.92 billion in emergency assistance was allocated to address abandoned and foreclosed homes, through the Neighborhood Stabilization Program (NSP) via the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. Of this amount, HUD allocated \$22,758,188 in NSP funds to the County. In order to utilize these funds, the County had to submit an application, which was approved by the Board of Supervisors on November 18, 2008. This

application was sent to HUD for acceptance. Once the application is approved by HUD, the County will then enter into a grant agreement with HUD.

The purpose of the NSP is to help local governments deal with the high number of vacant and abandoned properties due to the foreclosure crisis. If the Board of Supervisors approves, the County can begin implementation of programs that will help decrease the number of vacant properties by providing financial assistance to qualified families who are in the process of purchasing a vacant or foreclosed property.

The County's NSP application includes six programs. Under NSP-1, an eligible family can receive down payment assistance of up to three and a half percent of the purchase price to purchase an existing foreclosed property. NSP-2 provides a low-interest loan to pay for the rehabilitation of a foreclosed property that an eligible family is in the process of buying. NSP-3 is for eligible families who need a larger amount of financial assistance than what is provided under NSP-1 in order for the foreclosed property to be affordable. Program NSP-4 is still being finalized and a detailed implementation plan for this program will be provided to the Board for review in the near future. Programs NSP-5 and NSP-6 will be implemented on a case-by-case basis with each project being presented to the Board for their review and approval.

PROPOSED PROGRAMS AND DISTRIBUTION OF FUNDS FOR ELIGIBLE TARGETED COMMUNITIES				
Program Name	Summary Description	Income Targeting	Geographical Targeting	Proposed Amount
Down Payment Assistance (NSP-1)	Provides down payment assistance to purchaser-occupants of foreclosed homes	Households up to 120% of Average Median Income (AMI)	Countywide, excluding regular CDBG entitlement cities	\$2,500,000
Rehabilitation Loan Assistance (NSP-2)	Provides a low-interest rehabilitation loan to purchaser-occupants of foreclosed homes to address deferred maintenance (designed to be combined with NSP-1)	Primarily households at 80-120% of AMI	Countywide, excluding regular CDBG entitlement cities	\$1,340,000

**PROPOSED PROGRAMS AND DISTRIBUTION OF FUNDS
FOR ELIGIBLE TARGETED COMMUNITIES**

Program Name	Summary Description	Income Targeting	Geographical Targeting	Proposed Amount
Affordability Assistance (NSP-3)	Provides an "affordability gap" soft second mortgage to purchaser-occupants of foreclosed homes	Households up to 50% of AMI <u>and</u> Households from 51-120% of AMI	Countywide, excluding regular CDBG entitlement cities	\$1,500,000 \$8,952,822
Partner with For-Profit / Non-Profit for Acquisition and Rehabilitation of Single Family Homes (NSP-4)	Acquisition and rehabilitation of significantly damaged homes in heavily impacted neighborhoods	Primarily households at 80-120% of AMI	Eligible Targeted Communities	\$2,000,000
Rental Property Acquisition – Rehabilitation (NSP-5)	Assist County Housing Authority, Non-Profit or For-Profit partner(s) to purchase and/or rehabilitate foreclosed or abandoned rental housing projects	Households up to 50% of AMI	Eligible Targeted Communities	\$3,939,547
Acquisition-Rehabilitation for Special Needs for Mental Health Services Act (MHSA) clients (NSP-6)	Supplements funding of County's Dept. of Behavioral Health program to house MHSA eligible clients	Households up to 50% of AMI	Countywide, excluding regular CDBG entitlement cities	\$250,000

- **Expanding the supply of affordable housing to low- and extremely low-income households**

In an effort to expand the supply of affordable housing to low- and extremely low-income households the following programs defined the accomplishments during FY 2006/07. The reporting for FY 2007/08 will be finalized by first quarter of 2009. The programs are:

- **Mortgage Revenue Bond Financing**

The County will continue to encourage developers to utilize the Multi-Family Mortgage Revenue Bond Program for the acquisition and/or rehabilitation of existing non-bond properties, as well as new construction of multi-family housing. As current affordability requirements for this program near their expiration dates, the County will also continue to refinance existing bond-funded projects in order to retain affordable units in its multi-family rental unit inventory. In some cases, the number of affordable units in refinanced projects may actually increase due to deeper income targeting requirements than in the past. With interest rates having been at historic lows, along with increasing rents, this program has faced extreme challenges. With market interest rates similar to bond interest rates and market rents higher than bond rents, there was little economic benefit to the owner/investor to utilize the bond program. With interest rates starting to increase, we may see an increase in the interest of utilizing bond financing. The County is not currently issuing Single-Family Mortgage Revenue Bonds, as the California Housing Finance Agency (CalHFA) is able to issue the single-family bonds with a lower interest rate than the County is able to obtain. Partnering with CalHFA through their Affordable Housing Partnership Program is assisting in expanding the supply of affordable housing in the County.

During FY 2007/08, the County consented to the sale of two existing multi-family housing projects. The new owner in one of the projects agreed to maintain the affordability requirements for 70 existing bond units and in the other project the new owner agreed to maintain the affordability requirements for 39 existing bond units. One multi-family housing project redeemed the bonds for a loss of 46 existing bond units. In addition, the qualified project periods terminated on two additional multi-family housing projects for a loss of 68 bond units.

- **HOME/Homeownership Assistance Program (HAP)**

During 2007, the trend of homebuyers buying houses in more remote (lower cost) areas of the County continued even while housing prices decreased. The HAP program used \$1,141,628 to assist 26 households for the reporting period of 2007-2008.

- **Reducing Housing Costs to Extremely Low- and Low-Income Households**

To assist in reducing housing costs to extremely low- and low-income households, the County's intent is to narrow the gap between housing costs and income through the use of demand-based direct assistance. The following programs defined the accomplishments during FY 2006/07. The reporting for FY 2007/08 will be finalized by first quarter of 2009. The programs are:

➤ **HOME Tenant-Based Rental Assistance (TBRA)/Monthly Rental Subsidy Program**

During FY 2007/08, TBRA/Monthly Rental Subsidy Program used \$721,693 to provide an ongoing monthly assistance to low-income and extremely low-income households having a disabled family member or other urgent housing need. Averages of 124 households per month were assisted. There were 141 active participants at the end of reporting cycle.

➤ **HOME Tenant-Based Rental Assistance (TBRA)/Security Deposit Assistance Program**

TBRA/Security Deposit Assistance Program provided \$244,119, during FY 2007/08, to assist low-income and extremely low-income households that included participants in the HOME TBRA monthly subsidy program, as well as participants in various special rental assistance programs administered by the Housing Authority.

■ **Preserve the Existing Housing Stock and Affordable Units**

To preserve the existing housing stock and affordable units the County's intent is to maintain the quality of the existing housing inventory. The following programs defined the proposed five-year goals and the accomplishments during FY 2006/07. The reporting for FY 2007/08 will be finalized by first quarter of 2009. The programs are:

➤ **HOME Rental Property Program (Rental Rehabilitation & CHDO)**

The Affordable Home Development Loan Program (AHDLP), approved in 2007 to replace the Rental Rehabilitation Program, will fund rental acquisition and/or rehabilitation, as well as new construction of rental and ownership housing. The program will be open to qualified non-profit and for-profit developers, joint ventures and individuals. The program is designed to 1) provide low interest rate loans to property owners for rehabilitation of multi-family and/or single-family rental units to be rented to income eligible tenants at affordable rents, and 2) to encourage all certified Community Housing Development Organizations (CHDOs) to direct their activities toward extremely low- and low-income special needs households by providing affordable housing for homeless families, large families and appropriate elderly and disabled households. During 2007, it was anticipated to use \$1,289,657 of HOME Program funds to construct, acquire, and/or rehabilitate CHDO-owned affordable rental housing projects and \$100,000 for other rental rehabilitation. No projects were approved in 2007 or 2008, so funding was again rolled into 2009 to be made available under a Request for Proposals (RFP) process for new Affordable Housing. CDH expects to release the RFP in February 2009 and anticipates having proposals submitted in 2009.

➤ **CDBG Single Family Homeowner Rehabilitation Program**

Lower market rates and accessibility of loans had an effect on the number of loan applications for the Single-Family Homeowner Rehabilitation Program. The County has increased outreach to raise loan production. The loan limit has been increased to \$60,000 to accommodate increased construction costs and lead-based paint issues. For FY 2007/08, \$354,608 of revolving loan funds were utilized to assist 18 low- and moderate-income homeowners by providing CDBG funded low-

interest rate loans for the purpose of bringing their residences up to minimum housing standards. The reporting for FY 2007/08 will be finalized by first quarter of 2009.

SPECIAL-NEEDS HOUSING ASSISTANCE

■ Facilitate Development/Rehabilitation for Special Needs Housing

To facilitate the development or rehabilitation of special-needs housing, the County's intent is to increase the supply and improve the quality of housing for persons who have limited or fixed incomes, and consequently are severely affected by rising housing costs. The following programs defined the proposed five-year goals and the accomplishments during the fiscal year 2006 through 2007. The reporting for the fiscal year 2007 through 2008 will be finalized by first quarter of 2009. The programs are:

➤ CDBG Senior Repair Program

The repair costs including labor, materials, and overhead continue to increase. In an effort to reduce costs, the County is looking at other vendors for select repairs. In 2007, \$759,816 of CDBG funds were used to assist 266 households of extremely low-, low- and moderate-income senior citizens and disabled persons for the purpose of providing a one-time grant to repair owner-occupied homes. The average grant was \$2,856 per household.

➤ Fair Housing Program

In 2007, a total of \$99,493 were spent under contracts with the Inland Fair Housing and Mediation Board, Inc., (IFHMB) to encourage fair housing and to mediate disputes between landlords and their tenants, throughout the County Consortium. Additionally, \$3,000 was spent under a contract with the IFHMB to provide mobile home outreach and mediation services in the City of Montclair. A variety of activities to encourage fair housing were performed as noted below.

- Disseminated 13,579 fair housing brochures/flyers to the public and private agencies and community groups.
- Provided educational presentations, and outreach activities, as well as information and referral services, to low- and moderate-income households in the County.
- Seventeen Fair Housing Workshops were presented to attendees from the housing industry, government, and community groups.
- Comprehensive fair housing training, education, counseling, advertising, and marketing services were also provided to ensure the right of all people to choose freely where they want and can afford to live.
- Landlord/tenant counseling and mediation services and education on fair housing laws were provided to resolve questions and avoid disputes over evictions, deposit returns, substandard conditions and other renter/rental matters.
- Implemented the goals and actions to overcome the effects of identified impediments to fair housing choice. A total of 473 persons benefited from fair housing counseling and fair housing

workshops conducted with property management groups, and a total of 4,107 persons benefited from landlord/tenant mediation services.

County Housing Authority Programs

The Housing Authority of the County of San Bernardino (HACSB) was organized in 1941 under the U.S. Housing Act of 1937 and the State of California Housing Authorities Law of 1938, for the purpose of developing low-rent public housing for low-income families in San Bernardino County. HACSB was authorized to function by a resolution adopted by the Board of Supervisors on June 23, 1941, officially launching the agency.

Seven commissioners are appointed by the Board of Supervisors to serve as the HASBC Board of Commissioners. Acquisition of property scattered throughout the County has been the continued focus of the Housing Authority. Our commitment is to provide affordable, decent, safe and sanitary public housing for low and moderate income families including the elderly and handicapped persons.

In partnership with our residents, the Housing Authority continues to improve the quality of its housing stock. Well maintained units are the hallmark of any successful property owner or manager. We believe public housing should be no different.

■ Homeownership Assistance Program

The Homeownership Assistance Program assists eligible participants with finding an appropriate mortgage lender and available down payment assistance programs. Some participants may also qualify to receive a Housing Choice Voucher (HCV) to offset their mortgage payment. Public Housing and HCV Program participants that meet the eligibility criteria have the option of purchasing a home through the Homeownership Assistance Program.

Generally, participants who are eligible for the Homeownership Assistance Program must meet the following qualifications:

- Reside in San Bernardino County for at least one year before applying to the Homeownership Assistance Program.
- Have at least one-year participation in the Section 8 Housing Choice Voucher Program or Public Housing Program.
- Must be in good standing with the Housing Authority.
- Must not have any previous home ownership history within the past three years.
- At least one adult family member who will own the home must be currently employed full time for at least two years earning more than \$10,300 a year (2000 hours at Federal minimum wage). This requirement does not apply to disabled or elderly (62 years or older) participants.

- Required to secure mortgage financing through a lender and, therefore, must be credit worthy. They must have no outstanding collection accounts, judgments or liens, and at least two years must have past since the discharge of a bankruptcy.
- Must have a gross income of at least two times the HACSB payment standard for the unit size (this requirement does not apply to disabled or elderly participants).
- Contribute a total down payment of 3% of the purchase price. The program requires at least 1% of the down payment must come from the participant. The other 2% can be gifts, contributions and grants.

Once the family has met the above homeownership eligibility criteria the home purchasers must complete a minimum of 8 hours of Homebuyers Education from a HUD-approved counseling program.

■ **Public Housing**

The Public Housing Program provides vital assistance for many very low-income families and seniors, aggressively addressing the need for affordable housing in San Bernardino County. To qualify as a "very low-income family," the family must meet the following income limits:



FY 2008 PUBLIC HOUSING INCOME LIMITS

Family Size	Very-Low
1 Person	\$23,300
2 Persons	\$26,650
3 Persons	\$29,950
4 Persons	\$33,300
5 Persons	\$35,950
6 Persons	\$38,650
7 Persons	\$41,300
8 Persons	\$43,950

The Public Housing program is comprised of 1,669 units managed by the Housing Authority. These units were developed with Department of Housing and Urban (HUD) funding and continue to receive an operating subsidy from HUD.

At present, the Housing Authority manages a housing portfolio located in 21 cities and communities.

Residents in Public Housing Program units are required to pay rent based on 30% of their adjusted gross income. The difference between the resident portion of the rent and the cost of maintaining the unit is substantially paid by HUD in the form of an operating subsidy.

■ Authority-Owned Housing Units

Separate from Public Housing programs, the Housing Authority owns 951 housing units in 21 cities/communities throughout the County that are available to working families, seniors, and very low- and low-income renters. These units were acquired and/or developed through a variety of partnerships with the State of California, the County Department of Community Development and Housing, various cities throughout the County and Housing Partners I, Inc., a non-profit public housing corporation. With the cooperation of these partners, the Housing Authority has developed senior housing in Montclair, Yucaipa, San Bernardino, Twin Peaks, Fontana and Victorville. The Housing Authority contracts with a private property management firm to oversee the management of these units. To qualify for this program, the family must meet the following income limits:

FY 2008 HOUSING CHOICE VOUCHER INCOME LIMITS

Family Size	Very-Low	Low
1 Person	\$23,300	\$37,300
2 Persons	\$26,650	\$42,650
3 Persons	\$29,950	\$47,950
4 Persons	\$33,300	\$53,300
5 Persons	\$35,950	\$57,550
6 Persons	\$38,650	\$61,850
7 Persons	\$41,300	\$66,100
8 Persons	\$43,950	\$70,350

The Housing Authority is responding with several strategies to ensure that affordable housing remains a priority in our region. In 2007, they partnered with Housing Partners I, Inc. (HPI) to create Emerald Empire Homes Community Land Trust (CLT), through which homes will be sold to families with the land remaining in common ownership or trust. This allows for the creation of affordable homeownership opportunities for low-income residents. If participating property owners need to resell these homes, they must remain affordable and sold to another qualifying low-income family. The CLT typically acquires and holds land, but sells off any residential or commercial buildings which are on the land. As a result, the cost of land in the housing equation is minimized or eliminated, thus making the units more affordable. The community land trust program is intended to:

- Convert at least 44 rental units, currently managed by the HACSB, to permanently affordable homeownership units monitored and managed by the CLT program.
- Develop at least 35 new, high-quality homes for income-eligible families.

To be eligible to purchase a home under CLT, the income level for an individual and families can be no more than 80% of the area's median income. Families do not need to be currently receiving housing assistance from HACSB to qualify to participate in this program.

■ **Housing Choice Voucher (Section 8) Program**

This federally funded program provides rental assistance in the form of a Housing Choice Voucher (HCV) to low-income families, senior citizens, disabled, handicapped, and other individuals for the purpose of securing decent, affordable housing.

FY 2008 HOUSING CHOICE VOUCHER INCOME LIMITS

Family Size	Low
1 Person	\$37,300
2 Persons	\$42,650
3 Persons	\$47,950
4 Persons	\$53,300
5 Persons	\$57,550
6 Persons	\$61,850
7 Persons	\$66,100
8 Persons	\$70,350

This federally funded program provides rental assistance in the form of a Housing Choice Voucher (Section 8) to low-income individuals. In the HCV Program residents are offered flexibility in the location where they may reside within the County, including the option of portability throughout the United States. The program uses a Payment Standard to determine the maximum amount of assistance that will be paid on behalf of the family. The family's portion will be a minimum of 30% of their adjusted gross monthly income and up to a maximum of 40% on any new lease renewals if they choose. Subsidy payments are made by the Housing Authority to property owners on behalf of the family.

The owner is required to provide decent, safe, and sanitary housing to tenants at a rent that is under prescribed limits. Inspections are performed initially and at least once annually thereafter to ensure that tenants and owners comply with Housing Quality Standards, and other lease and contract provisions.

■ **Tenant-Based Assistance Program/Housing Authority Voucher**

The Tenant-Based Assistance Program (TBA) is a partnership between the Housing Authority and the County Department of Community Development and Housing. The program is voucher based, funded by HOME funds, and administered by the Housing Authority to provide assistance in all cities within San Bernardino County. In order to qualify for the TBA program, the head of household needs to be permanently disabled. Applications are distributed at any of the HCV offices, and also qualified nonprofit groups and service providers may refer individuals to the program. All tenants must also reside within participating cities.

■ **Family Unification Program**

The Family Unification Program provides housing assistance to families where the lack of adequate housing is a primary factor in the separation or imminent separation of children from their families. The Housing Authority integrates the HCV program with counseling and other services provided by the County Department of Children's Services, to assist families in allowing their children to return home early or remain in the home.

■ **Shelter Plus Care Program**

The Shelter Plus Care Program was designed to contribute to the countywide public/private partnership system to strengthen services available to families and individuals.

Families are referred to the Housing Authority by the Department of Behavioral Health and must comply with supportive service providers. Linking affordable housing to resources and services ranging from job training, health care, day care, and education allows the tenants an opportunity to attain economic and social independence without undue hardship and concern for the welfare of their families.

Under Shelter Plus Care I, assistance is limited to families requiring 1 or 2 bedroom units. Shelter Plus Care II is for all bedroom sizes but tenants must participate in the Family Self Sufficiency Program, another program provided by the Housing Authority.

■ **Veterans Affairs Supportive Housing Program**

The Veterans Affairs Supportive Housing Program (VASH) is for homeless veterans with severe psychiatric or substance abuse disorders. The Housing Authority and Veterans Administration Medical Center (VAMC) have partnered to provide rental vouchers and supportive services to eligible veterans. The veteran must demonstrate to the VAMC that he/she is homeless (has been living outdoors, in a shelter, in an automobile, etc.) before being evaluated for this program. The VAMC has developed excellent relations with a variety of agencies that provide assistance to the homeless and is considered

a national leader in the integration of community services. Once a veteran and/or his/her family is accepted into the program and is stabilized, the Interim Workforce Investment Board, a 45-member board composed of private citizens appointed by the County Department of Workforce Development, assists with vocational needs.

■ Mainstream Program

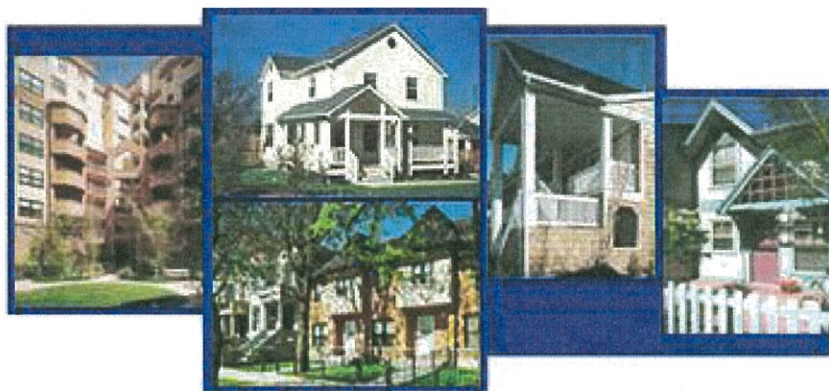
The Mainstream Program is designed to provide assisted housing to persons with disabilities to enable them to rent suitable and accessible housing in the private market. Mainstream applicants are offered a Housing Choice Voucher as allocations become available. Participants must be participating in programs of rehabilitation and/or support services within the community that are directly related to their disability.

■ Housing Opportunities for People With AIDS (HOPWA)

The Housing Authority has partnered with Foothill AIDS Project to offer rental assistance and supportive services to individuals with AIDS. Participants are given Housing Choice Vouchers and ongoing assistance with medical and emotional needs.

Consistency with the State General Plan Guidelines

In Section 65400 of the Government Code, the requirement for jurisdictions to include the degree to which the approved General Plan complies with the *State of California General Plan Guidelines* has been analyzed. After review of the State's *General Plan Guidelines* during the current preparation of the report and recently during the preparation of the 2007 General Plan, the County has determined that the County General Plan meets the mandatory requirements stated in guidelines.



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Attachment 1 Annual Housing Element Progress Report



(CCR Title 25 §6202)

Jurisdiction County of San Bernardino

Reporting Period 01-Jan-07 - 31-Dec-07

Table A

Annual Building Activity Report Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner <u>Unable to determine</u>	Affordability by Household Incomes Based on Assessed Value				Total Units	Assistance Programs for Each Development	Deed Restricted Units	Number of units determined to be affordable without financial or deed restrictions Assessed Value from County Assessors' 2007 Income Limits Chart. Sale price calculations from definition in H&SC Sec. 50052.5		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income						
Multiple APN's	SF		38	106	374	0	518			see explanation above		
Multiple APN's	2-4		0	3	8	0	11			see explanation above		
Multiple APN's	5+		0	0	0	0	0			see explanation above		
Multiple APN's	SU		2	7	15	0	24			see explanation above		
Multiple APN's	MH		32	92	108	0	232			see explanation above		
(9) Total of Above Moderate from Table A2			72	208	505	1,482						
(10) Total by income units (Field 5) Table A			785									

Attachment 1 Annual Housing Element Progress Report

(CCR Title 25 §6202)

Jurisdiction County of San Bernardino
Reporting Period 01-Jan-07 - 31-Dec-07

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	1,407	8	0	42	25	1,482

Attachment 1
Annual Housing Element Progress Report

(CCR Title 25 §6202)

Jurisdiction County of San Bernardino
Reporting Period 01-Jan-07 - 31-Dec-07

Table B

Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	4,802		0								0	4,730
	Non-deed restricted			72								72	
Low	Deed Restricted	3,324		0									3,324
	Non-deed restricted			208								208	
Moderate	Deed Restricted	3,899		0									3,899
	Non-deed restricted			505								505	
Above Moderate		8,598		1,482								1,482	7,116
Total RHNA by COG. Enter allocation number:		20,623											19,069
Total Units												2,267	
Remaining Need for RHNA Period													

Attachment 1 Annual Housing Element Progress Report

(CCR Title 25 §6202)

Jurisdiction County of San Bernardino
Reporting Period 01-Jan-07 - 31-Dec-07

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Program Implementation Status is contained within the written report 2010's report will be designed in this format.			

Attachment 1
Annual Housing Element Progress Report

(CCR Title 25 §6202)

Jurisdiction County of San Bernardino
Reporting Period 01-Jan-08 - 31-Dec-08

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information											Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6		7		
			Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner Unable to determine	Affordability by Household Incomes Based on Assessed Value					Assistance Programs for Each Development	Deed Restricted Units
Very Low-Income	Low-Income	Moderate-Income				Above Moderate-Income	Total Units	See Instructions	See Instructions			
Multiple APN's	SF		8	41	91	0	140				see explanation above	Number of units determined to be affordable without financial or deed restrictions. Assessed Value from County Assessors' 2007 Income Limits Chart. Sale price calculations from definition in H&SC Sec. 50052.5
Multiple APN's	2-4		0	3	8	0	11				see explanation above	
Multiple APN's	5+		0	0	0	0	0				see explanation above	
Multiple APN's	SU		1	1	3	0	5				see explanation above	
Multiple APN's	MH		1	0	3	0	4				see explanation above	
(9) Total of Above Moderate from Table A2			10	45	105	195						
(10) Total by income units (Field 5) Table A			10	45	105		160					

Attachment 1 Annual Housing Element Progress Report

(CCR Title 25 §6202)

Jurisdiction	County of San Bernardino
Reporting Period	01-Jan-08 - 31-Dec-08

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	160	8	0	8	19	195

Attachment 1 Annual Housing Element Progress Report



Jurisdiction

County of San Bernardino

Reporting Period

01-Jan-08 - 31-Dec-08

(CCR Title 25 §6202)

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
	Very Low											
	Dead Restricted											
	Non-deed restricted		72	10							82	4,720
Low	Dead Restricted											
	Non-deed restricted		208	45							253	3,071
	Dead Restricted											
Moderate	Non-deed restricted											
	Dead Restricted											
	Non-deed restricted		505	105							610	3,289
Above Moderate			1,482	195							1,677	6,921
Total RHNA by COG. Enter allocation number:												
Total Units			2,267	355							2,622	18,001
Remaining Need for RHNA Period												

Attachment 1
Annual Housing Element Progress Report

(CCR Title 25 §6202)

Jurisdiction	County of San Bernardino
Reporting Period	01-Jan-08 - 31-Dec-08

Table C**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element .		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation
Program Implementation Status is contained within the written report 2010's report will be designed in this format.			

Attachment 2

Reference Links Related to the General Plan Implementation

The following are several references related to the implementation of San Bernardino County's General Plan and its progress.

Green County

The County Board of Supervisors recognizes that prosperity and economic development cannot be achieved at the expense of our environment. The County must strike a balance between development and environmental stewardship to keep our economy strong and, at the same time, protect our environment.

In August 2007, the Board of Supervisors launched *Green County San Bernardino* to spur the use of "green" technologies and building practices among residents, business owners and developers in the County. Additionally, *Green County San Bernardino* includes a public awareness component aimed at educating residents about steps they can take in their daily lives to conserve resources and protect the environment.

By supporting "green" building practices, renewable energy, resource conservation and other efforts to safeguard our environment, the Board of Supervisors is setting the course for sustainability and paving the way for responsible growth in San Bernardino County.

For more indepth and detail information please access the following link to the County of San Bernardino Green County website.

<http://www.sbcounty.gov/greencountysb/>

San Bernardino County's 2009-10 Business Plan

The County's 2009-10 Business Plan consists of each department's mission statement, organizational chart, descriptions of major services, 2007-08 accomplishments and 2008-09 budget information. In addition, the Business Plan outlines departmental goals, objectives, and performance measures, including information on the current status of objectives and anticipated results. It also notes requests for additional general fund financing for policy items, Business Process Improvement reserve (BPI) requests, and Capital Improvement Program requests.

The purpose of the Business Plan is to:

- Provide a guide for employees, to increase awareness of goals, objectives, and performance measures necessary to meet the overall mission of the department.
- Support the annual budget plan by helping to determine how available resources can be tied to goals.
- Help track, monitor, and evaluate progress by establishing timelines and milestones, where each department can gauge their progress and compare their projections to actual accomplishments.
- Promote a broader understanding of where the department is going in terms of goals.

County departments use the Business Plan process as a way to guide and track progress toward goals and objectives as well as the accountability for Board-approved policy items. The 2009-10 Business Plan demonstrates the progress departments have made in achieving goals, illustrates how resources have been utilized, and offers a more refined and streamlined approach to identifying objectives and measuring progress. As such, the goals enable departments to focus on implementing and improving Board-approved programs and day-to-day operations that maximize the use of funding, staffing, and facility assets. Thus, the goals from 2008-09 remain largely unchanged and departments continue to focus on improving business practices, using resources more effectively, and providing outstanding customer service.

When developing their Business Plans, each department considered the following mission, vision, and value statements for San Bernardino County:

Mission Statement

The mission of the government of San Bernardino County is to satisfy its customers by providing service that promotes the health, safety, well being, and quality of life of its residents according to the County Charter, general laws, and the will of the people it serves.

Vision Statement

Our vision is to create a safe, clean, and healthy environment that appeals to families and individuals, and attracts the best in business and industry. We will create, support, and enhance vibrant communities that emphasize beauty, culture, art, recreation, education, and a sense of history.

Values Statement

To achieve our Vision, we dedicate ourselves to these values:

- Valuing our workforce by providing recognition, training and education, opportunities for customer service and career development, a safe and healthy work environment and fair compensation.
- Appreciation and promotion of the diverse cultures that comprise our workforce and the communities we serve.
- Leadership by coordinating regional planning through collaboration with local communities and businesses.
- Unquestioned integrity that embraces a culture of honor and trustworthiness.
- Excellence in the development of efficient and cost-effective strategies to improve customer service in an atmosphere that allows and encourages new ideas.
- Service of the highest quality to our customers delivered with dignity and respect.

For more in-depth and detail information please access the following link to view the County's 2009-10 Business Plan.

<http://www.sbcounty.gov/BusinessPlan0910/Default.htm>

San Bernardino County 2008-09 Final Budget

The County produces two budget books. One book presents the General Fund, restricted financing funds, special revenue funds, capital project funds, and enterprise funds. The other book is for Board-Governed Special Districts. The total spending authority for the County and Board-Governed Special Districts in 2008-09 is \$3.8 billion and \$0.5 billion, respectively for a combined total of \$4.3 billion. The General Fund spending authority totals \$2.4 billion and is funded by countywide discretionary revenues, financing transfers from departments, the use of reserves, and the beginning fund balance of the General Fund. Of this \$2.4 billion, the Board of Supervisors has discretion over \$698.1 million. When the 2008-09 final budget was adopted, there was \$59.7 million in general purpose reserves and \$219.8 million in specific purpose reserves, including \$38.9 million in ongoing set-asides established to fund the annual costs for the County's future space needs, retirement costs, the jail expansion and a new juvenile detention facility. These ongoing set-asides, if unspent at the end of the fiscal year, will be transferred to the corresponding specific purpose reserve.

For more in-depth and detail information please access the following link to view San Bernardino County's 2008-09 Final Budget.

<http://www.sbcounty.gov/budget0809/default.htm>

